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Reserve at Riverside Community Input Meeting
Project No. 2071240.00

MINUTES TO MEETING

(To be submitted to Harford County Department of Planning & Zoning)

DATE: May 27, 2008
TIME: 6:00 pm
PLACE: The Wingate Hotel Conference Room
1326 Policy Drive
Belcamp, MD 21017

PRESENT:

Jeff Rosen	Shelter Development
Donna Creedon	Shelter Development
Jeff Hettleman	Shelter Development
Kevin Small	Frederick Ward Associates
John Gessner	Gessner, Snee, Mahoney & Lutche, P.A.

PURPOSE:

The purpose of the meeting was to present plans for the proposed Reserve at Riverside luxury apartment homes to the Community, as well as hears any comments and answers any questions the public had regarding the development.

PROCEEDINGS:

The meeting began at 6:00pm with Jeff Rosen giving a brief introduction. His narrative included a discussion of the following:

The narrative included the following:

- Background of The Shelter Group and examples of the communities built by Shelter in Harford County.
- An overview of the Reserve at Riverside, the target market for the proposed community, and the site plan.
- The property was rezoned to R3.
- Open spaces and amenities (club house, swimming pool, etc.).
- Three-story garden-style luxury apartments are proposed.

Prior to asking for questions and hearing comments, Mr. Rosen offered to arrange a site visit at Shelter's other communities if any attendees were interested in seeing examples of their other communities.

END OF INTRODUCTION

Mr. Rosen and Mr. Hettelman hosted the question and answer period of the meeting. The following list indicates the matters that were discussed and Shelter's responses noted in **bold**.

Community Comments/ Questions:

- 1) Where are there other Shelter developments in Harford County?
Avondell (Bel Air), Bright View of Bel Air (Bel Air), Park View at Box Hill (Abingdon), Park View at Bel Air (Bel Air), Highland Commons (Aberdeen), and Woodbridge Commons (Edgewood). Shelter is currently working on the redevelopment of Washington Court in Edgewood.
- 2) It is way too noisy in this area.
Route 7 and Interstate 95 produce traffic that causes the noise.
- 3) Why does the access have to be across from Wexford Access?
That is the only place to safely locate the access on Route 7. The Maryland State Highway Administration will determine where the entrance will be.
- 4) There will be "trash" moving in.
We do not believe "trash" will live in this community.
- 5) What will be done with the green area?
That area will stay green, unless Shelter decides to access isolated areas of developable land area with the proper approvals.
- 6) Why is there an emergency access from the property of Creswell Road?
Community indicated that it doesn't want it and we indicated that Shelter does not want it either; however the County has requested it.
- 7) Will this affect the water pressure?
APF requirements will regulate whether improvements are required.
- 8) When do you intend to start construction?
Second half of next year.
- 9) Why was Wexford not notified?
This is not required by Harford County regulations.
- 10) Can this be a Section Eight project?
This cannot be developed as project-based Section 8 housing since such projects can no longer be developed. The Section 8 voucher program that enables individuals to obtain Section 8 vouchers still exists.
- 11) Why is someone not here from the county?
A representative from the County is not required to attend a community input meeting.
- 12) How will this affect our property values?
WE cannot project future property values. We have never had complaints that our other developments affected neighboring property values.

- 13) Our home values have declined because of the housing market, so why can't you just build more single family and townhomes instead of apartments?

One of the reasons for the decline in home values is too much inventory of for-sale housing. If we add additional inventory, we don't think this would have a positive effect on your home values.

- 14) Can you guarantee the rents?

No.

- 15) Have arrangements for construction hours been made?

We will adhere to county requirements.

- 16) Can you notify attendees when the DAC hearing will occur?

We believe the County does this, but we can do so as well.

- 17) Can this be Section 8 housing?

Anyone can present a Section 8 voucher and cannot be turned away if they meet Shelter's tenant selection criteria and pay out market-rate rent. It is expected that our market-rate will be too high for people that have Section 8 vouchers.

- 18) At the rezoning hearing Shelter Development said there would be a mix of housing types.

At the hearing Shelter said that it "has no set plans as to what type of housing will be constructed on the subject property" and that a decision regarding what type of housing to build would "be dictated by market conditions at the time of development."

- 19) It bothers me that you can alter your plans.

We cannot alter plans without getting approval from the County.

- 20) What can we do to fight your project?

No response.

- 21) How can you exclude people who can't afford it?

That is the nature of market-rate housing.

- 22) How can you keep the emergency exit blocked off?

We will propose this access with bollards or a gate and be accessible only to emergency vehicles.

- 23) We are a community and we don't want that garbage in own backyards.

No response.

- 24) We won't be able to pull into or out of the Wexford development because of traffic from APG on Route 7.

A traffic impact analysis will be completed, which will address any issues.

- 25) Who is conducting the traffic analysis?

A traffic engineer.

- 26) Can you guarantee that the rents won't go down?

No.

- 27) What is your tenant selection criteria?

We are willing to supply a copy of our tenant selection criteria to anyone who wants a copy.

- 28) You said that nothing is in stone, yet you have a start construction date.

Our noted start date is only a projected start date.

29) What about schools?

We believe that the schools in our district have sufficient capacity to allow us to proceed with this process.

30) School buses have been hit twice in the area.

No response.

31) Noise from 95- how much buffer are you required to maintain?

There are several easements that require a setback of approximately 150 feet or more from I-95.

32) Why can't you have the main access from Belcamp Road?

Because Route 7 is the main connector road.

33) How will your plans change?

Our plans may change based on feedback received during the approvals process.

33) Why don't you ask the community what we want?

The purpose of tonight's meeting is to hear Community feedback

34) We don't want to become a mini Baltimore City.

No response.

Prepared by: Kevin L. Small, RLA, AICP, Associate, Frederick Ward Associates

